

004.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

943,300 / 943,300

USE VALUE:

943,300 / 943,300

ASSESSED:

943,300 / 943,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
77-79		MELROSE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HOWES KIMBERLY A ETAL/ TRUSTEE

Owner 2: ROBERT W HOWARD IRREVOCABLE

Owner 3: TRUST

Street 1: 77 MELROSE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HOWARD ROBERT W &amp; MARIA A -

Owner 2: -

Street 1: 77 MELROSE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,336 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2624 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5336		Sq. Ft.	Site		0	80.	1.09	1									464,066						464,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5336.000		474,100		5,100		464,100		943,300							
Total Card							0.123		474,100		5,100		464,100		943,300		Entered Lot Size					
Total Parcel							0.123		474,100		5,100		464,100		943,300		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										
004.0-0002-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,200	5100	5,336.	464,100	943,400	943,400	Year End Roll	12/18/2019
2019	104	FV	367,400	5100	5,336.	493,100	865,600	865,600	Year End Roll	1/3/2019
2018	104	FV	367,400	5100	5,336.	359,600	732,100	732,100	Year End Roll	12/20/2017
2017	104	FV	344,500	5100	5,336.	313,200	662,800	662,800	Year End Roll	1/3/2017
2016	104	FV	344,500	5100	5,336.	266,800	616,400	616,400	Year End	1/4/2016
2015	104	FV	306,800	5100	5,336.	261,000	572,900	572,900	Year End Roll	12/11/2014
2014	104	FV	306,800	5100	5,336.	214,600	526,500	526,500	Year End Roll	12/16/2013
2013	104	FV	319,300	5100	5,336.	204,200	528,600	528,600		12/13/2012

Parcel ID

004.0-0002-0008.0

!403!

PRINT

Date

Time

12/10/20 16:12:40

LAST REV

Date

Time

05/28/20 11:13:42

mmcmakin

403

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes						
HOWARD ROBERT W																	
74620-300																	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/17/2017	Meas/Inspect	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
2/21/2009	Meas/Inspect	345	PATRIOT
9/20/1999	Meas/Inspect	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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